



Prim

BAY RESORT

Feel & Live the authentic Dalmatia

High Emotion.

www.prim-resort.com



Our Trinity.

There are times when beauty turns from an appreciated enhancement to a simple necessity. Those are the times when freedom turns into a craving and the cut-clear boundaries of our daily routines and lives become confinements.

*What we need in those moments
is something without limits.*

Croatia has overcome its role as the Mediterranean late-coming child. The country's strength lies in its raw beauty. The vibrancy of the sea, the feathery-soft light in the olive hills, the rich scent of lavender and sea salt. The quaint landscape finds a delightful counterpart in a broad culinary tradition and a long cultural history.

Everything is set for an experience that will bring you closer to recuperation, to repose and to joy. The exclusive Resort is built into the exceptional landscape of one of the most beautiful areas in Croatia. Olive trees and creamy-white rocks build the setting for the Superior Seaview Apartments and Dalmatian Luxury Villas that offer an open view on the bay, a distinguished interior design, and every bit of comfort you expect from a destination able to dissolve all everyday life into pure bliss.



Limitless terra.

There are edges to the soil and to the rocks of Dalmatia. They are part of its beauty.

Untamed but nevertheless welcoming, they provide a charming backdrop for the softer sides of the country.

Dark and reddish-brown rocks, dusty grey hills and white pebble beaches are echoed in Primošten's architecture where you can discover a love for detail in every street and on every corner.

Limitless nature.

Gnarly olive trees and aloe vera, cypress trees, oleanders, and figs – Dalmatia’s nature wears a dress of muted and dark greens, speckled with blooming spots of orange, pink and purple.

Breathing in, we might expect the heaviness of summer sweetness, but the coast keeps the air fresh and light, a hint of salt in every fragrance we might pick up.

The nature in Prim Bay is old and calm. It offers moments of intense heat and pleasant shade.



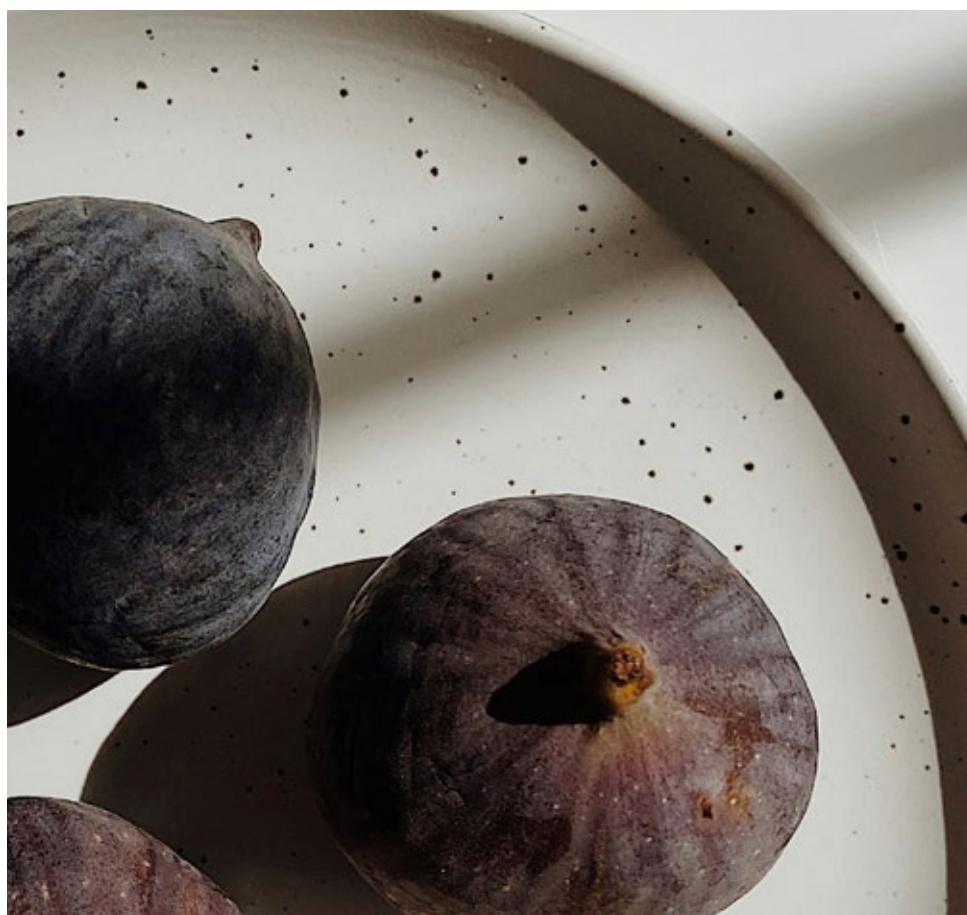
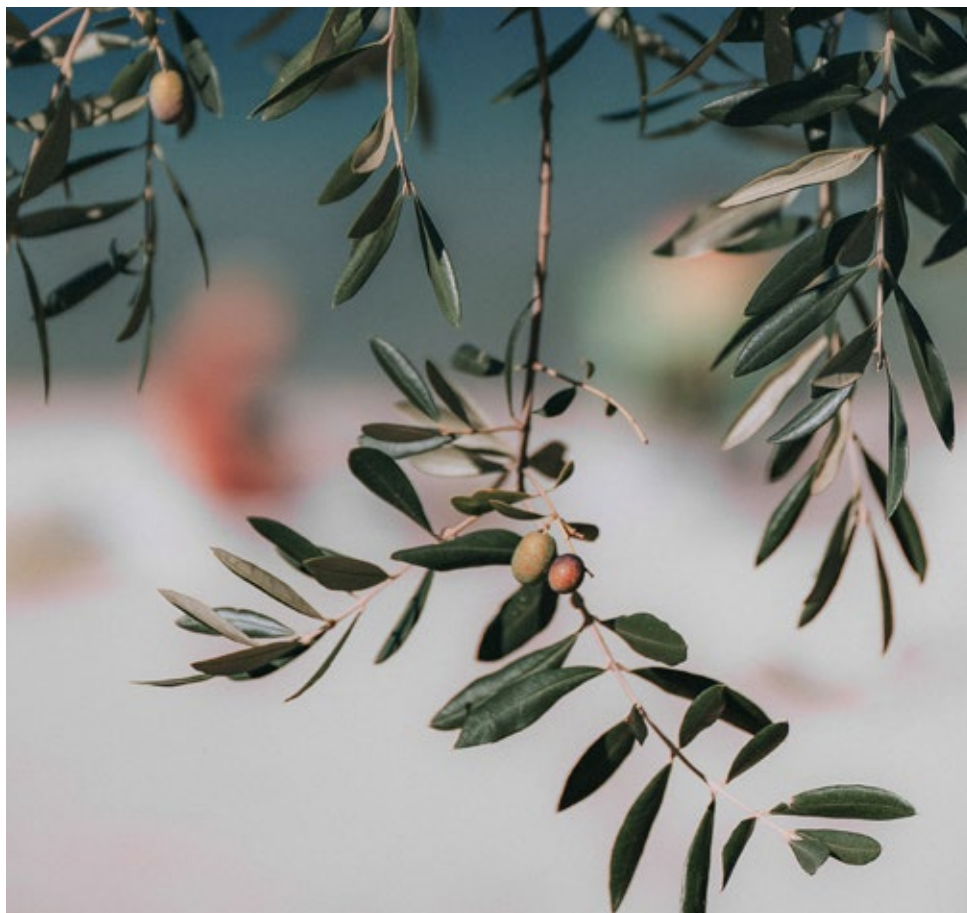


Limitless sea.

A play of colors between green, blue, and turquoise. The spot where the sky meets the sea flares in light cerulean blue, in the orange of dawn and the purple of dusk.

Primošten Bay invites you to meander on the beach, to long sailing trips and refreshing swims.

The Marina Lučica stretches along the entire resort and connects seamlessly to the beautiful beaches around Primošten.



Indulge yourself.

Aside from its beauty, Dalmatia spoils you with culinary delights. Fish and seafood fresh from the sea, local olive oil and bread hot from the oven, savory meat dishes and sweet fruit plates – the range of delicious treats is broad.

“ Aside from its beauty,
Dalmatia spoils you with culinary delights.

” The area around Primošten is scattered with wineries and the city’s restaurants invite you to a relaxed dinner experience. Local dishes mix with modern European’s, creating a unique taste world equipped for various tastes and cravings.

Primošten.

The heart of the bay is the town itself. With numerous small pathways it's perfect to stroll around and enjoy the flair. The historic part of town is car-free and offers a quality of calm despite its liveliness. The surrounding area tempts to explore. Split is only an hour away and one of the most beautiful cities in Croatia. Krka, the national park with its impressive rivers and waterways is perfect for a daytrip.

*Dalmatia cannot be visited;
it wants to be experienced.*

The country juxtaposes those possibilities with leisure hours that can be spent to relax and find balance in the Mediterranean lifestyle.





The Project

will be developed in a unique location in a secluded bay called Marina Lučica, with unobstructed view on the Old Town of Primošten, in the Primošten Municipality, in the Šibenik-Knin County.

Beach bar. Restaurant.
Ethno-village. Pool & wellness facilities.
Sports & entertainment.

The Resort consists of a unique hotel - operated by an international premium hotel brand - with 250 rooms and 141 branded residences - 112 Superior Seaview Apartments and 29 Dalmatian Luxury Villas. Facilities include a beach bar and restaurant, an Ethno-village, pool & wellness facilities, sports and entertainment areas with special focus on a wide range of kids' facilities.

All the accommodation units are designed to offer all possible comforts, featuring unobstructed views of the sea and of the Old Town of Primošten. The entire complex is designed as a traffic-free zone that is only serviced by electric vehicles.

Prim Bay Resort

Hotel

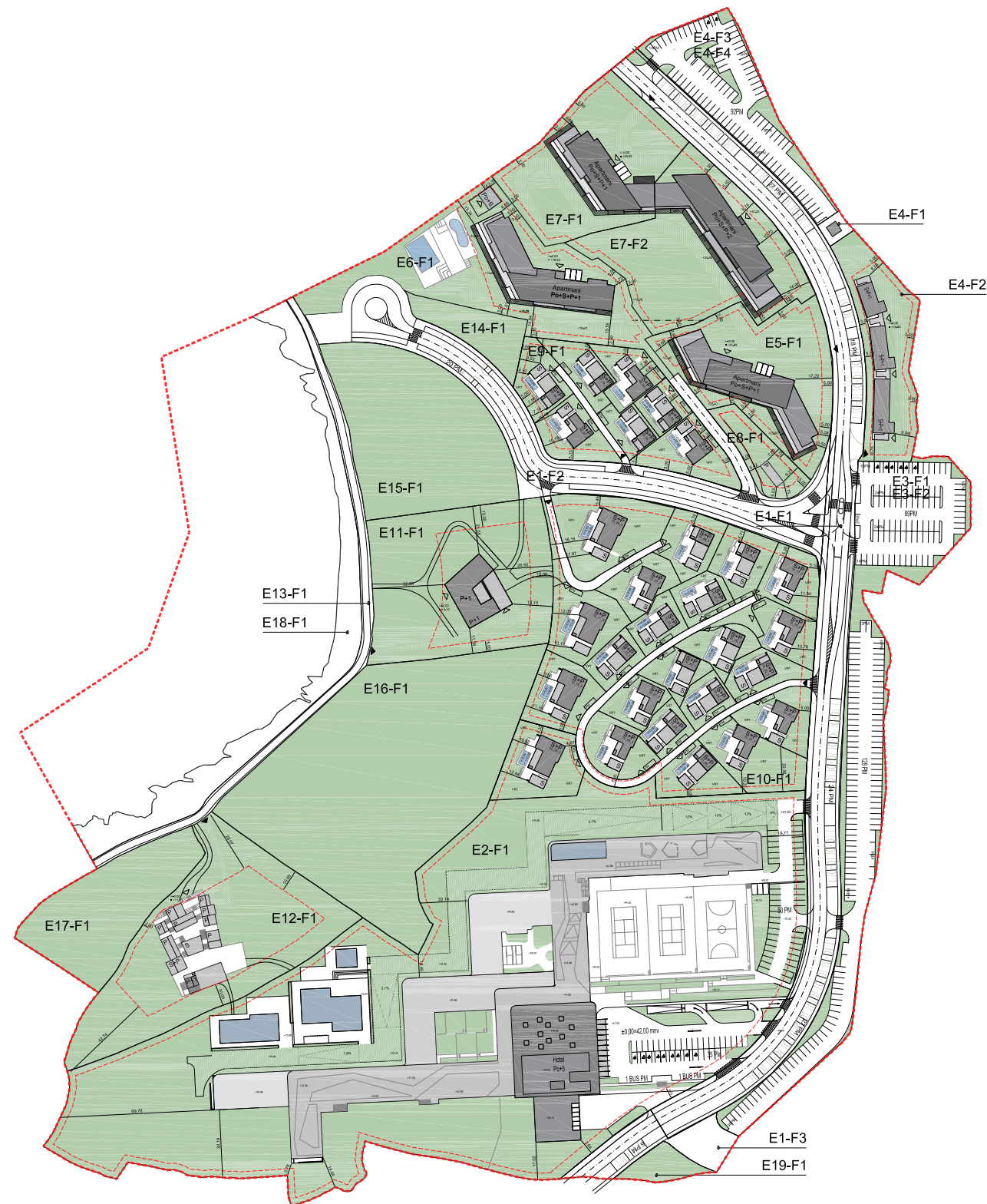
with 250 rooms
operated by an international premium hotel brand

112

Superior Seaview Apartments

29

Dalmatian Luxury Villas



The Concept.

Prim Bay Resort will bring a new concept to the Adriatic Coast and aims to become the top-tier European family resort in the area, infusing a sense of identity, which will be a unique and distinguishable asset for the region.

The concept unifies authenticity, tradition, nature, family fun vacation and leisure, culinary highlights, edutainment, wellness, sports with focus on local traditional lifestyle, all viewed through the lens of an international preeminent hotel brand in terms of quality and service.

The resort will be operated by a premium international hotel operator.



Architectural Design.

*ATP Zagreb &
D&R studio of ATP Vienna*

The special aesthetic of the architectural language was developed in co-operation between ATP Zagreb and the D&R studio of ATP Vienna.

The basic inspiration behind the design is the appearance of the landscape with its typical dry-stone walls, staggered across the topography at varying heights creating a form of “collage.” The main designer has integrated this landscape-shaping element into the building concept, transforming it into the central architectural idea of the project and thus fulfilling the main investor guideline to combine nature with architecture.

The hotel as well as the residences are integrated into the surrounding landscape cascading gently down to the beach below, providing unobstructed sea views throughout. The rectangular design of the hotel building is designed in a way to have open atriums on the back side of the building, the idea being derived from the atriums of the Villa Urbana.



Facts & Figures.

Hotel

- operated by an international premium hotel brand
- 250 hotel rooms including suites
- Pool landscape on an area of over 1,200 sqm
- Wellness and Spa over an area of approximately 1,800 sqm
- Entertainment facilities covering more than 500 sqm
- Gastronomy area over an area of approximately 1,900 sqm
- Total GBA approx. 29,000 sqm

Superior Seaview Apartments

- 3 Apartment buildings with private pool area
- 112 apartments
- 44 - 78 sqm units
- Total GBA approx. 12,000 sqm

Dalmatian Luxury Villas

- 29 villas
- 130 – 350 sqm net floor area
- Outdoor pool
- Total GBA approx. 6,000 sqm

- Extensive range of restaurants, bars and shops
- Total GBA approx. 600 sqm

Ethno-village with edutainment focus

Beach Bar & Restaurant

- Located on the seafront and accessible from the beach promenade
- Total GBA approx. 1,000 sqm





Overview Villas.

Our villas' focus is on the love for detail. Rich textures meet the colors of the Dalmatian coastline. Open spaces conclude themselves in big glass fronts that fill the villas with light. Privacy and nature come together to create deep feelings of comfort.

“ Make luxury your temporary home.
Light and texture welcome you. ”

Each villa stands completely by itself with a private pool. Living and dining areas promote togetherness while bedrooms promise quiet time and relaxation. There are three types of villas, the only difference being the number of bedrooms.



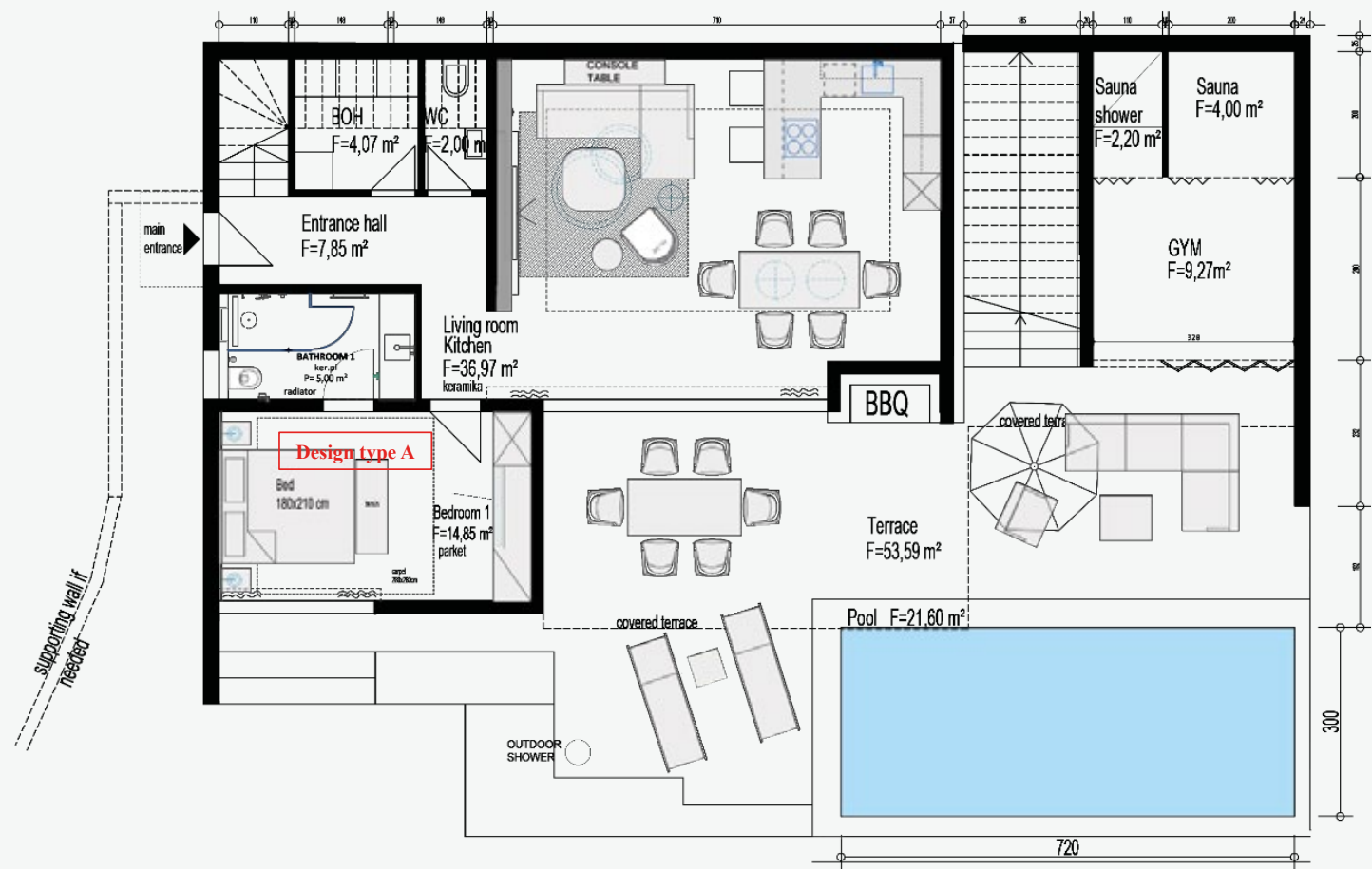
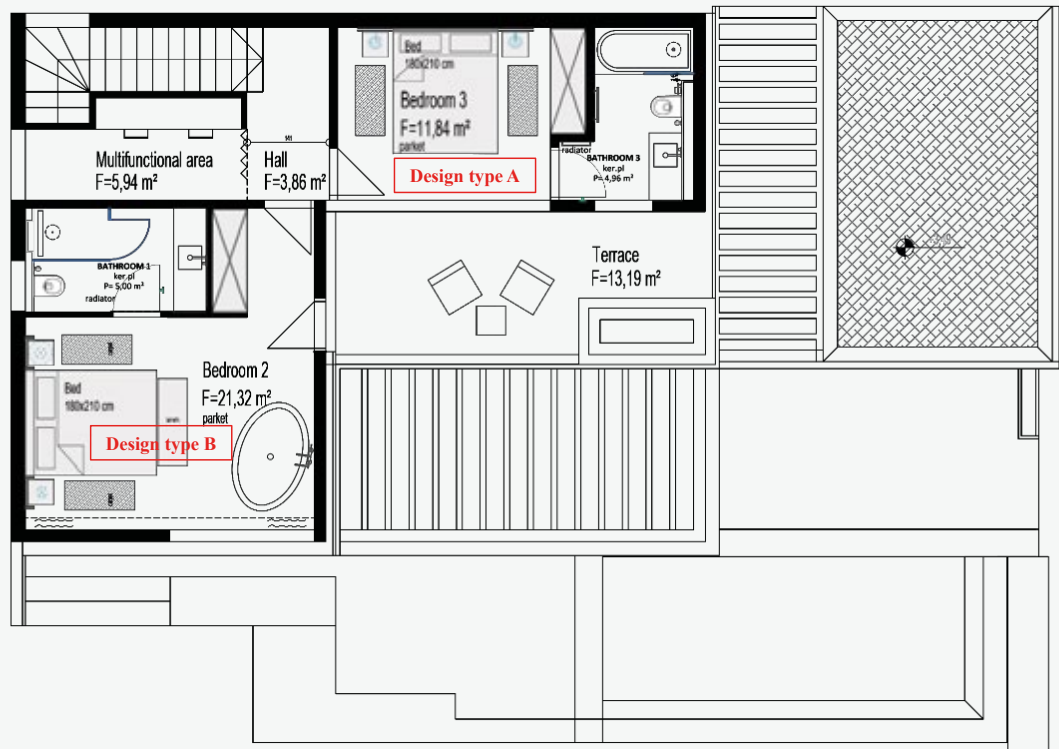
The main entrance of the villa leads into a hallway from which you can enter all bedrooms of the floor. The bedrooms are built with either an adjoining bathroom or an en suite bath tub. Right next to the main entrance the hallway leads to a study area and a library.

Downstairs, the hallway of the villa enters a spacious kitchen and living room area. The room invokes the spirit of community. The entire ground floor is alive with light. The panorama window offers a view of the terrace and the private pool area. The covered terrace is ideal for warm evenings or a bbq dinner. It also leads the way to a private gym room. After an extensive training session, you get to relax in your own sauna, located next to the living room.

Villa Type 3.

first floor & ground floor





You enter the villa and a hallway leads you to the kitchen and living room with a dining area. The panorama window offers a view to a covered terrace with a bbq area and a private pool as well as a gym and a sauna – here you find everything you need for your physical wellbeing.

Depending on the design type, there are three bedrooms with an adjoining bedroom or an en suite bathtub. The master bedroom leads to another small terrace, perfect to enjoy beautiful moments in privacy.

Villa Type 2.

first floor & ground floor

Just as in the other villas you find a kitchen and living room area, the covered terrace and the private pool. There is a private wellness area with a gym and a sauna.

There are two bedrooms, one on the ground floor and one on the first floor. The master bedroom opens to a first floor terrace, completely private and spacious enough to allow you to find relaxing hours in the sun.



Villa

Type 1.

first floor & ground floor





A dream with limitless possibilities.

For many people owning a property at the seaside is a lifelong dream. The enormous investment often puts it out of reach. With Prim Bay, the dream turns into something real and palpable. Join „vacation“ with „profit“ – both of these factors make an aquirement possible.

With your investment in Prim Bay you join freedom, vacation in one of the most beautiful regions of the Mediterranean – in your own property – with the possibility to earn money during your absence. You don't have to take care of anything but simply enjoy your limitless dream.

Spend your time. Lavishly.

Bright springs, hot summers, generous autumns and mild winters – Primosten is a paradise all year around. While most people think of Croatia as a destination only for their summer holidays, the charming bay has a lot more to offer. Even when the rest of Europe is freezing cold, Dalmatia has tame conditions and pleasant temperatures.

With an investment you make sure that your Mediterranean escape is yours to visit. You just have to decide when you want to come.

Even in high season – from Pentecost until the end of October – your property is yours to use for up to three weeks. For the rest of the year, you can use it freely whenever you want. A phone call is all you need and everything will be taken care of.





Prim Apartments.

The Prim Bay apartment buildings combine the resort's luxury with the comfort of a home. Three buildings, each with three different types of apartments, are built into the gentle hills of the resort.

Guests can freely choose whether to cool off in the pool or visit the beach with its crystal clear water. The beach is only a minute away.

All apartments have a combined kitchen and living room area, their own bathrooms, balconies and of course bedrooms.



A small hallway leads to the kitchen and living room area. The design is open with lots of light.

You get to choose whether you relax in front of the TV or enjoy a meal at the dinner table. This generous room leads to the slightly smaller of two bedrooms and its bathroom as well as to the master bedroom with its own conjoined bathroom.

Both bedrooms and the living room have access to the spacious balcony.

Apartment Type 1.

You enter the apartment directly into the living room and kitchen area. There is a dining table for four people as well as an area to just relax and watch TV.

The open character of the room is its biggest charm and invites spending time together. The living room gives access to both the bathroom and the bedroom as well as to the balcony that is perfect to enjoy the warm evenings and the bright mornings in Primosten.

Apartment Type 2.

Invest with profit.

Where else can you invest with such profitable expectations. Prim Bay offers everyone the possibility to acquire property without big equity. Become an investor and make profit through your property's increase in value and the rate of return.

Invest in the future – make profit with the security of owning property. With the acquirement you unlock an array of possibilities and productive investments.

The daily use of the property for the hotel resort combined with the security of being registered as the owner in the cadastre you will gain a higher return than you would get from renting out a property permanently. Aside from that you can expect a vast increase in value.

1.

You acquire property in a spectacular location with a yearly increase in overnight stays. All forecasts predict this as an ongoing trend for the future. A good capacity is to be expected.

2.

You let your property be used touristically. The operating company takes care of that for you. You won't have any administrative duties.

3.

Commercially renting your property turns you into an entrepreneur. You're able to claim taxes for acquisitions and tax write-offs. Of course we can appoint a tax accountant specifically for this project for you. They will take care of all fiscal duties for you.

4.

You can use your property for three weeks during high season and for an unlimited time during off-season.

1.

TYPE OF INVESTMENT

You have security through the cadastre registration. Because of the exclusive location, an increase in value and a high capacity of overnight stays is to be expected.

2.

OWNER OCCUPATION

Spend your time in your own property free of charge.

3.

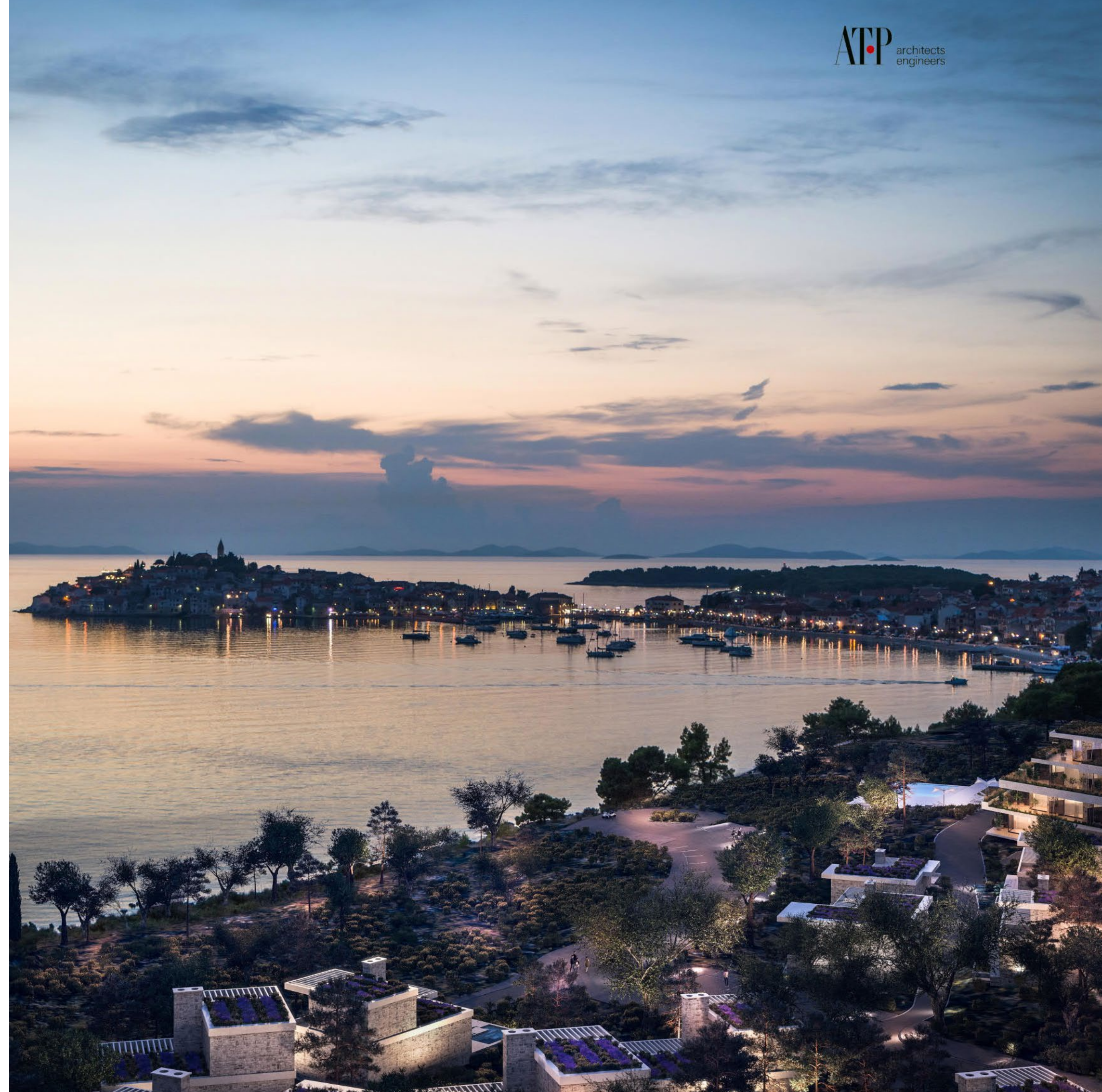
RETURN

Benefit from interest far above the usual rates as well as from absolute capital certainty.

4.

NO RISK

to lose rent income because of property damage or bad tenants.





Welcome to Prim.

When you close your eyes and stretch your face towards the sun. When you curl your toes into the sand. The sound of gentle waves sloshing against rocks and the feeling of them quietly rocking against the shoreline. The smell of fresh food and the taste of summer wine.

All those feelings that make you long for a timeout, you can find here.

Deepen those feelings.

Know that you're not only making memories, you build a future here. Intertwine your own emotions with the beauty of Primosten, tie yourself to it and experience what it feels like to be always welcome in your own paradise.

Prim

BAY RESORT

M.L. Bay Development d.o.o.

Biserova 16, 21000 Split, HR

t. +385 917 66 15 88

e. nm@prim-resort.com

www.prim-resort.com